

STATE OF ALABAMA

ST. CLAIR COUNTY

19990403 N DEED
10/21/2023
HALLCO WYATT JR. Judge of Probate

**DEEP WOODS FARMS
PROTECTIVE COVENANTS**

KNOW ALL MEN BY THESE PRESENTS: That

WHEREAS, Land Investment Group, L.L.C. is the owner of the following described property:

Tracts 1 through 30 of Deep Woods Farms as recorded in Map Book A54, Page 3, Probate Office, St. Clair County, Ashville, Alabama.

NOW THEREFORE, the undersigned, Land Investment Group, L.L.C. does hereby adopt the following conditions, restrictions, covenants and limitations, which shall apply in their entirety to all lots within the above described property:

- A. Property is restricted to residential use only.
- B. All homes must be completed within one (1) year from the beginning of construction.
- C. Mobile homes or modular homes are not permitted.
- D. Dwellings must have a minimum of 1600 square feet of heated floor area.
- E. All outbuildings must complement the dwelling pertaining to color scheme and building materials.
- F. No structure shall be located on any tract nearer than 100 feet from the front property line, 30 feet from any side property line, or 100 feet from the back property line.
- G. All driveways must have an all-weather surface.
- H. All driveway pipes must be approved by St. Clair County Engineer.
- I. No camper, tent, shack, garage, barn, bus, or other outbuilding erected on any tract shall, at any time, be used as a residence temporarily or permanently.
- J. Property may not be subdivided in such a manner as to make any one tract less than three (3) acres in size. If a parcel should be sold off, it will be subject to the existing restrictive covenants.
- K. There shall be no more than one (1) dwelling per three acre tract.
- L. No animals, livestock or poultry of any kind shall be raised, bred or kept on any tract except household pets which may be kept provided they are not bred or maintained for any commercial purposes. Horses shall be allowed on all tracts of five (5) acres or more, not to exceed one horse per three (3) acres. No horses shall be kept or fences erected nearer than 300 feet from the front property line.
- M. There shall be NO commercial junk yards or salvage operations of any type upon said property nor any commercial hog parlors or chicken houses upon said property.
- N. No junkyards, garbage piles, junk cars, or any such thing considered to be an eyesore or a detriment to the other tracts are to accumulate on the property.

